

A G E N D A

BUILDING COMMITTEE

June 14, 2006

11:00 A.M. Lake Superior Room

1st Floor Michigan Library and Historical Center

STATE ADMINISTRATIVE BOARD

June 20, 2006

11:00 A.M. Lake Ontario Room

3rd Floor Michigan Library and Historical Center

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This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Michigan State Police Training Academy – Replace Roof
File No. 071/06101.JRC – Index No. 53228
Low Responsive Bidder: HBC Contracting, Lansing; \$746,620.00
2. DEPARTMENT OF STATE POLICE, LIVONIA – Eastern Region Criminal Investigation Division – HVAC and Window Renovations
File No. 551/05333.RAN – Index No. 53166
Low Responsive Bidder: Reliance Building Company, Novi; \$897,000.00
3. DEPARTMENT OF ENVIRONMENTAL QUALITY, CHEBOYGAN, HILLMAN & ATLANTA – Cook Corp., Lowell Street, Joey's Service & Wyson's General Store – Multi-Site Treatment System O&M, Free Product Recovery and Monitoring, Groundwater Sampling and Reporting
File No. 761/06210.RRD – Index Nos. 47416 & 47418
Low Responsive Bidder: TriMedia Consultants, Marquette; \$259,858.97

MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS

4. DEPARTMENT OF ENVIRONMENTAL QUALITY, VARIOUS LOCATIONS – Environmental Laboratory Testing Services
File No. 761/03042.TJM - Index No. Various – Contract No. Y03089
That TriMatrix Laboratories, Inc. of Grand Rapids, Michigan be authorized an additional \$300,000.00 on a billing rate basis times a multiplier of 1.00, plus reimbursables, to provide environmental laboratory testing services for various sites of environmental contamination throughout Michigan.

REVISIONS TO CONSTRUCTION CONTRACTS

5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – G. Mennen Williams Building – Air Handling Unit Replacement
File No. 071/04105.JNS – Index Nos. 11530, 11532, 11632 & 11633
John E. Green Company, Highland Park; CCO No. 2, Incr. \$217,856.08

6. DEPARTMENT OF MANAGEMENT AND BUDGET, GRAND RAPIDS – Grand Rapids State Office Building – Building Renovations
File No. 071/05263.FAR – Index No. 53158
Carrier Construction Company, Inc., Hickory Corners; CCO No. 5, Incr. \$174,936.00
7. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Austin Building – AHU Replacement
File No. 071/04107.JNS – Index Nos. 11633, 11634 & 44107
Shaw-Winkler, Inc., East Lansing; CCO No. 1, Incr. \$254,778.48
8. DEPARTMENT OF ENVIRONMENTAL QUALITY, MONROE – Consolidated Packaging Corporation Site – Lagoons 1 & 3 Remediation
File No. 761/05132.RRD – Index No. 47868
Homrich, Inc., Carleton; CCO No. 2, Incr. \$199,987.61

RECOMMENDATION FOR SALE OF STATE-OWNED PROPERTY

9. SALE OF STATE-OWNED PROPERTY - DEPARTMENT OF MILITARY AND VETERANS AFFAIRS – CITY OF CHARLOTTE

1992 PA 307 and Executive Order – 2005 authorizes The Department of Military and Veterans Affairs, with State Administrative Board Approval, to convey property located on First Avenue in the City of Charlotte, pursuant to the terms of a written agreement entitled "Offer to Purchase Real Property" between the Michigan Department of Military and Veterans Affairs and the Fraternal Order of Eagles Aerie #3552, a Michigan nonprofit corporation, for the consideration of \$330,500.00. The property to be conveyed is located in the City of Charlotte, County of Eaton, and State of Michigan. The property was appraised at \$330,500.00 by Kenneth R. Arndt & Associates, Inc. on July 28, 2005.

RECOMMENDATION: That in consideration of \$330,500.00, the appraised value, the property identified below, under the jurisdiction of the Department of Military and Veterans Affairs, is conveyed to the Fraternal Order of Eagles Aerie #3552. The property is located in the City of Charlotte, County of Eaton, State of Michigan, and is further described as:

A parcel of land in the SE ¼ of section 24, T2N, R5W, Carmel Township, City of Charlotte, Eaton County, Michigan, described as commencing at the E ¼ corner of said section 24; thence N88°12'20"W 24.50 feet, on the E-W ¼ line of said section 24 to the point of beginning of this description, said point being the intersection of the west right of way line of Cochran Road with said E-W ¼ line, said point also being the southerly right of way of Tirrel Drive; thence N88°12'20"W 591.98 feet, on said E-W ¼ line and southerly right of way of Tirrel Drive; thence S01°48'15"W 564.30 feet; thence N74°59'18"E 459.65 feet;

thence N01°48'15"E 94.85 feet; thence S72°55'26"E 157.00 feet, to the west right of way of Cochran Road; thence N01°53'00"E 377.93 feet, to the point of beginning, containing 6.27 acres. All bearings are relative and referenced to Cochran Road (US-27BR) from M.D.O.T. right of way plans.

Further, the conveyance shall be by quit-claim deed approved by the Attorney General.

JURISDICTIONAL TRANSFER AFFIDAVITS

10. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s). The properties have been redeemed or are being returned due to Certificate of Error. Further, the transfer shall be by Jurisdictional Transfer Affidavit.

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

RECOMMENDATION FOR CONTRACT CHANGE ORDER

11. DEPARTMENT OF COMMUNITY HEALTH, LANSING - CCO #6 for Lease #11080 approved by the State Administrative Board on December 7, 2004 by Item #38 between Boji Group of Lansing, L.L.C., as Lessor, and the Department of Community Health, as Lessee. This CCO provides for repair of damages to double doors leading to parking garage, as requested by the Department of Community Health at a cost not-to-exceed \$467.50. The space is located at 201 Townsend Street, Lansing, MI 48913
12. DEPARTMENT OF LABOR & ECONOMIC GROWTH, LANSING - CCO #2 for Lease #2787 approved by the State Administrative Board on February 1, 1994 by Item #11 between Eyde Construction Company, as Lessor, and the Department of Labor & Economic Growth, as Lessee. This CCO provides for making improvements to bring the parking area into conformance with Barrier Free Design standards, as requested by the Department of Labor & Economic Growth at a cost not-to-exceed \$8,421.60. The space is located at 5015 South Cedar, Lansing, MI 48910

RECOMMENDATION FOR LICENSE AGREEMENT

13. THE DEPARTMENT OF MANAGEMENT AND BUDGET (DMB), ON BEHALF OF THE DEPARTMENT OF STATE POLICE (DSP), recommends that the State Administrative Board, under authority of the Management and Budget Act, 1984 PA 431, MCL 18.1221, grant a non-proprietary, non-exclusive, revocable license (License) to the Genesee County 9-1-1 Consortium Commission (Licensee), for the installation, operation, and maintenance of Licensee owned fire-paging telecommunications equipment on the communications tower at the DSP Flint Post, located at G-4481 Corunna Road, Flint MI 48532, in accordance with the license agreement between the parties.

RECOMMENDATION TO GRANT UTILITY EASEMENTS A-H

14. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) FOR THE DEPARTMENT OF EDUCATION acting under authority of Act 431 of the Public Acts of 1984, as amended, Act 522 of the Public Acts of 1996, as amended and Act 8 of the Public Acts of 1998, as amended recommend that the State Administrative Board (Board) grant eight (8) non-exclusive easements to the City of Lansing Board of Water and Light (LBWL), 1232 Haco Drive, Michigan 48901-3007, over lands commonly known as the State of Michigan's former School for the Blind Campus located at 715 West Willow Street, Lansing, Michigan, described as follows:

A parcel of land being part of Blocks 26 and 27 of the "Original Plat of Lansing", as recorded, being part of Northwest 1/4 and Southwest 1/4 of Section 9, and also being part of the Northeast 1/4 and Southeast 1/4 of Section 8, all of T4N, R2W, City of Lansing, Ingham County, Michigan, being more particularly described as follows: BEGINNING at a M.A.G. nail at the intersection of the West line of North Pine Street (82.5' wide) and the South line of West Willow Street (Variable width); thence along the West line of said North Pine Street, S01°45'54"W, 870.00 feet to a 5/8 inch diameter iron rod and cap (#47952) on the North line of Maple Street (82.5' wide); thence along the North line of said Maple Street, N88°07'17"W, 678.35 feet to a 5/8 inch diameter iron rod and cap (#47952) on the West line of State Street (50' wide); thence along the West line of said State Street, S00°23'21"W, 202.86 feet to a concrete monument with Bronze cap (State of Michigan); thence along the North line of lands commonly known as "Comstock Park", N88°11'19"W, 892.01 feet to a 5/8 inch diameter iron rod and cap (#47952) on the East line of Princeton Avenue (60' wide); thence along the East line of said Princeton Avenue, N00°00'00"E, 892.32 feet to a 5/8 inch diameter iron rod and cap (#47952) on the South line of said West Willow Street; thence along the South line of said West Willow Street, S88°29'45"E, 452.07 feet to a 5/8 inch diameter iron rod and cap (#47952), thence 216.82 feet along the North line of lands Quit-Claimed to the State of Michigan, recorded in Liber 884, Page 282 (I.C.R.), on a non-tangential curve to the left, said curve having a radius of 469.38 feet, a central angle of 26°28'01", and a long chord

which bears N78°49'20"E, 214.90 feet to a M.A.G. nail; thence continuing along said North line of lands recorded in Liber 884, Page 282, N65°35'20"E, 105.56 feet; thence along the South line of lands Quit-Claimed to the City of Lansing, recorded in Liber 882, Page 590 (I.C.R.) N65°35'20"E, 108.12 feet to a M.A.G. nail; thence continuing along said South line of lands recorded in Liber 882, Page 590, 151.53 feet on a non-tangential curve to the right, said curve having a radius of 341.85 feet, a central angle of 25°23'49" , and a long chord which bears N78°17' 15"E, 150.29 feet to a 5/8-inch diameter iron rod and cap (#47952) on the South line of said West Willow Street; thence along the South line of said West Willow Street, S88°10'25"E, 593.56 feet to the POINT OF BEGINNING, containing 32.74 acres, more or less. Subject to any easements or restrictions, recorded or unrecorded.

The proposed easements thereon being described as follows:

Easement 0135-2005-A (Overhead Electric Line): Commencing at a point on the north line of Subject Property "Parcel A" described above that is 514 ft. westerly of the Subject Property Point of Beginning: thence South 12 ft.; thence westerly parallel to the south line of W. Willow Street 10 ft.; thence North 12 ft. to the south line of W. Willow Street; thence along the south street line S 88°10'25" E 10 ft. to the Easement area Point of Beginning.

Easement 0135-2005-B (Overhead Electric Line): Commencing at the N.W. corner of the Subject Property "Parcel A" described above: thence along the north line of the Subject Property (the south line of West Willow Street) S 88°29'45" E 419.5 ft. to the Easement Area Point of Beginning: thence South 5.5 ft.; thence easterly 10 ft. parallel to the south line of West Willow Street; thence North 5.5 ft.; thence westerly along the south street line to The Easement Area Point of Beginning.

Easement 0135-2005-C (Overhead Electric Line): Commencing at the N.W. corner of the Subject Property "Parcel A" described above: thence along the north line of the Subject Property (the south line of West Willow Street) S88°29'45"E 452.07 feet to a 5/8 inch diameter iron rod and cap (#47952); thence along the curved north line of the Subject Property (Radius = 469.38 ft.) an arc distance of 87 ft. to the Easement Area Point of Beginning: thence S 22° E 16.3 ft.; thence N 59° E 14.8 ft.; thence N 39° W 12.1 ft., more or less, to the north line of the Subject Property (south line of W. Willow Street); thence westerly along the curved south street line 11.3 ft., more or less, to the Easement Area Point of Beginning.

Easement 0135-2005-D (Overhead Electric Line): Commencing at the N.W. corner of the Subject Property "Parcel A" described above: thence along the north line of the Subject Property (the south line of West Willow Street) S88°29'45"E 452.07 feet to a 5/8 inch diameter iron rod and cap (#47952); thence along the curved north line of the Subject Property (Radius = 469.38 ft.)

an arc distance of 200 ft. to the Easement Area Point of Beginning: thence N 88° E 17 ft.; thence S 37° E 63.4 ft.; thence N 77° E 10 ft.; thence N 13° W 53.3 ft.; thence N 51° E 69.2 ft., more or less, to the south line of W. Willow Street; thence S 65°35'20" W 100.5 ft., more or less, to a corner of the Subject Property; thence westerly along the curved south line of W. Willow Street (Radius = 469.38 ft.) 16.8 ft., more or less, to the Easement Area Point of Beginning.

Easement 0135-2005-E (Buried Water Main): An area 20 ft. wide (10 ft. on each side) centered on the following described line: Beginning at a point on the east line of Princeton Avenue that is 97.3 ft. northerly of the S.W. corner of the Subject Property "Parcel A" described above; thence across the Subject Property "Parcel A" the following eight (8) courses: S 88°55' E 119.7 ft.; thence S 86°07' E 110.8 ft.; thence S 87°44' E 140.9 ft.; thence N 79°09' E 109.3 ft.; thence N 80°44' E 68.2 ft.; thence N 77°21' E 116.1 ft.; thence N 81°39' E 89.9 ft.; thence S 89°39' E 144.9 ft., more or less, to a point on the west line of State Street that is 179.3 ft. northerly of an angle point in the boundary of the Subject Property "Parcel A" described above and the Point of Ending of this Easement Area Description.

Easement 0135-2005-F (Buried Water Main): Commencing at a point at the intersection of the west line of State Street and the north line of the City of Lansing's "Comstock Park" (being a corner point of the Subject Property "Parcel A" above): thence along the North line of lands commonly known as "Comstock Park" N88°11'19"W 258.70 ft.; thence North 140 ft. to the Easement Area Point of Beginning: thence North 67.60 ft.; thence East 62 ft.; thence South 24 ft.; thence S 88° E 62.8 ft.; thence South 9 ft.; thence S 37° 40' W 40.4 ft.; thence West 100 ft., more or less, to the Easement Area Point of Beginning.

Easement 0135-2005-G (Buried Water Main): Beginning at a point on the east line Princeton Avenue that is 97 ft. northerly of the S.W. corner of the Subject Property "Parcel A" described above: thence North along the east line Princeton Avenue 143 ft.; thence East 53 ft.; thence South 100 ft.; thence West 40 ft.; thence South 43 ft.; thence West 13 ft. to the Easement Area Point of Beginning.

Easement 0135-2005-H (Buried Water Main): Commencing at a M.A.G. nail at the intersection of the West line of North Pine Street (82.5' wide) and the South line of West Willow Street (Variable width); thence along the West line of said North Pine Street, S 01°45'54" W 870.00 feet to a 5/8 inch diameter iron rod and cap (#47952) on the North line of Maple Street (82.5' wide); thence along the North line of said Maple Street N 88°07'17" W 180.5 ft. to the Easement Area Point of Beginning: thence continuing along the north line of Maple Street N 88°07'17" W 52 ft.; thence North 30 ft.; thence easterly parallel with the north line of Maple Street 52 ft.; thence South 30 ft. to the Easement Area Point of Beginning.

It is further recommended that there be no fee for these easements in accordance with "Exception A" provision of the fee schedule approved by the Board on April 16, 2002.

NEW LEASE FOR PRIVATE PROPERTY

15. DEPARTMENT OF INFORMATION TECHNOLOGY, LANSING – New Lease #11140-2005 effective September 1, 2006 through August 31, 2016 with Jackson National Life Insurance Company, A Michigan Corporation, 1 Corporate Way, Lansing, Michigan 48951, as Lessor, and the Department of Information Technology, as Lessee, for 12,447 square feet of space located at Corporate Centre, 5913 Executive Drive, Lansing, Michigan 48911. The rental rate for this space is \$0.00 from September 1, 2006 through February 28, 2007; the per square foot rental rate for this space is \$6.75 (\$14,002.88 per month) from March 1, 2007 through August 31, 2007; thereafter the base per square foot rate for this space is \$14.00 (\$14,521.50 per month) with yearly increases of \$.50 per square foot from September 1, 2007 through August 31, 2016. This is a full service Lease. This Lease has two five-year renewal options effective September 1, 2016 and September 1, 2021; with a base per square foot rental rate of \$19.00 (\$19,707.75 per month) and annual rent increases of \$.50 for the first option period; and a base per square foot rental rate of \$21.50 (\$22,300.88 per month) and annual \$.50 increases for the second option period. This Lease has a Standard 90 day cancellation. The Attorney General has approved this Lease as to legal form.